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First Security Bank

IDAHO CONSTRUCTION REPORT

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VOLUME 33 FEBRUARY 1986 NUMBER 2

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

FEBRUARY 1986

Residential mortgage rates, near 9½ percent, are providing a highly attractive opportunity for mortgage refinancing and prospective home buyers. The abrupt decline in mortgage and bond rates is tied closely to the oil price plunge. While future price movements are influenced by political whims, oil prices and, therefore, long-term interest rates, may stabilize near current levels—at least for a while. The sharply lower financing costs have increased the anticipated 1986 volume of residential construction in Idaho.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in February was $20,254,290, or 25.3 percent above 1985. NEW RESIDENTIAL CONSTRUCTION for 195 new dwelling units totalled $8,760,052, an increase of 13.4 percent in number and an increase of 11.3 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $6,182,951 was up 121.1 percent from last year, while ALTERATIONS AND REPAIRS totalling $5,311,287 were down 3.5 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

			Percent Change 1986 from 1985	
	FEBRUARY	2 MONTHS	FEB	2 MOS
NUMBER OF NEW DWELLING UNITS	195	320	+ 13.4	+ 10.3
VALUE (dollars)				
Residential	$ 8,760,052	$ 14,700,584	+ 11.3	+ 16.0
Nonresidential	6,182,951	16,374,018	+121.1	+243.0
Alterations & Repairs	5,311,287	11,261,377	- 3.5	- 3.9
TOTAL CONSTRUCTION VALUE	$ 20,254,290	$ 42,335,979	+ 25.3	+ 45.1

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS FEBRUARY 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	10,000	$10,000
Coeur d'Alene	5	20	255,140	286,078	340,066	881,284
Kootenai County Un	7	17	554,710	171,236	30,752	756,698
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	2	0	0	3,779	3,779
Lewiston	3	54	122,759	102,240	133,351	358,350
Nez Perce Co Un	0	1	0	0	30	30
Moscow	3	10	240,000	0	51,911	291,911
Latah County Un	0	4	0	26,115	22,000	48,115
Orofino	0	9	0	0	4,529	4,529
Osburn	0	1	0	0	800	800
Sandpoint	0	3	0	0	3,600	3,600
St. Maries	1	3	16,000	6,300	1,600	23,900
Benewah County Un	4	6	201,657	143,252	0	344,909
TOTAL NORTHERN	23	131	1,390,266	735,221	602,418	2,727,905
Boise City	39	501	2,005,252	1,972,682	3,337,973	7,315,907
Meridian	11	22	573,944	490,000	50,821	1,114,765
Ada County Un	27	53	1,349,482	102,114	370,218	1,821,814
Caldwell	6	16	241,712	30,600	97,050	369,362
Canyon County Un	13	18	269,800	24,600	13,000	307,400
Nampa	2	24	86,220	44,000	112,975	243,195
Emmett	1	21	32,608	0	60,976	93,584
Gooding			NO PERMITS ISSUED			0
Hailey	0	1	0	0	65,000	65,000
Ketchum	0	2	0	0	5,535	5,535
Sun Valley	0	2	0	0	90,000	90,000
Blaine County Un			NO PERMITS ISSUED			0
Jerome	0	3	0	0	3,319	3,319
Mountain Home	2	5	122,626	0	40,300	162,926
Payette			REPORT NOT RECEIVED			0
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	7	15	323,476	465,000	43,920	832,396
Twin Falls Co Un	1	1	80,000	0	0	80,000
Weiser	0	8	0	0	145,675	145,675
TOTAL SOUTHWESTERN	109	692	5,085,120	3,128,996	4,436,762	12,650,878
Blackfoot	0	1	0	0	500	500
Bingham County Un	2	6	129,960	22,000	26,000	177,960
Idaho Falls	14	22	841,180	387,100	125,500	1,353,780
Ammon			NO PERMITS ISSUED			0
Bonneville Co Un	6	12	176,260	35,350	6,000	217,610
Rexburg	30	2	695,000	0	2,000	697,000
Rigby			NO PERMITS ISSUED			0
Jefferson Co Un	3	10	48,000	5,600	35,800	89,400
Salmon	0	4	0	0	23,600	23,600
Lemhi County Un			NO PERMITS ISSUED			0
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	55	57	1,890,400	450,050	219,400	2,559,850
American Falls	1	2	9,000	0	18,000	27,000
Power County Un	1	1	9,155	0	0	9,155
Burley	0	1	0	100,000	0	100,000
Chubbuck	2	5	80,598	0	2,950	83,548
Montpelier			NO PERMITS ISSUED			0
Pocatello	3	10	283,513	1,583,444	29,957	1,896,914
Bannock County Un			NO PERMITS ISSUED			0
Preston			NO PERMITS ISSUED			0
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	2	0	185,240	800	186,040
Minidoka County Un	1	1	12,000	0	500	12,500
Soda Springs	0	1	0	0	500	500
TOTAL SOUTHEASTERN	8	23	394,266	1,868,684	52,707	2,315,657
TOTAL 56 LOCATIONS	195	903	8,760,052	6,182,951	5,311,287	20,254,290

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS FEBRUARY 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	175	$175
Coeur d'Alene	3	11	151,632	0	127,541	279,173
Kootenai County Un	26	41	962,300	68,223	69,771	1,100,294
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	4	0	0	43,000	43,000
Lewiston	6	47	199,809	143,429	275,522	618,760
Nez Perce Co Un	0	1	0	0	25,000	25,000
Moscow	2	9	80,000	64,100	27,100	171,200
Latah County Un	0	3	0	0	21,900	21,900
Orofino	1	2	27,900	0	1,155	29,055
Osburn	0	1	0	5,219	0	5,219
Sandpoint	0	1	0	0	18,000	18,000
St. Maries	2	2	19,500	0	0	19,500
Benewah County Un	1	2	38,500	34,000	0	72,500
TOTAL NORTHERN	41	125	1,479,641	314,971	609,164	2,403,776
Boise City	32	595	2,108,581	1,500,000	2,374,322	5,982,903
Meridian	20	24	911,602	0	11,173	922,775
Ada County Un	36	88	1,370,115	719,727	221,166	2,311,008
Caldwell	3	11	110,000	30,000	69,000	209,000
Canyon County Un	15	21	539,300	22,900	13,500	575,700
Nampa	1	23	40,940	140,000	741,225	922,165
Emmett	0	12	0	39,236	92,071	131,307
Gooding	0	2	0	0	37,400	37,400
Hailey			NO PERMITS ISSUED			0
Ketchum			NO PERMITS ISSUED			0
Sun Valley	1	1	226,000	0	0	226,000
Blaine County Un	0	1	0	0	6,000	6,000
Jerome	0	1	0	0	10,000	10,000
Mountain Home	0	5	0	0	28,900	28,900
Payette	0	1	0	0	30,000	30,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	13	26	595,778	0	54,790	650,568
Twin Falls Co Un			NO PERMITS ISSUED			0
Weiser	0	3	0	0	2,323	2,323
TOTAL SOUTHWESTERN	121	814	5,902,316	2,451,863	3,691,870	12,046,049
Blackfoot	0	3	0	0	3,300	3,300
Bingham County Un	3	3	120,482	0	0	120,482
Idaho Falls	1	12	69,390	0	663,700	733,090
Ammon	0	1	0	0	6,800	6,800
Bonneville Co Un	0	4	59,000	0	22,510	81,510
Rexburg	0	3	0	0	58,000	58,000
Rigby			NO PERMITS ISSUED			0
Jefferson Co Un	3	6	38,500	29,200	0	67,700
Salmon	0	3	0	0	14,000	14,000
Lemhi County Un	0	2	0	0	9,000	9,000
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	7	37	287,372	29,200	777,310	1,093,882
American Falls	0	1	0	0	4,000	4,000
Power County Un			NO PERMITS ISSUED			0
Burley	0	2	0	0	28,000	28,000
Chubbuck	0	2	0	0	800	800
Montpelier			NO PERMITS ISSUED			0
Pocatello	2	29	93,000	0	202,686	295,686
Bannock County Un	1	2	108,000	0	176,000	284,000
Preston			NO PERMITS ISSUED			0
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	2	0	0	6,549	6,549
Minidoka County Un	0	1	0	0	500	500
Soda Springs	0	1	0	0	4,200	4,200
TOTAL SOUTHEASTERN	3	40	201,000	0	422,735	623,735
TOTAL 56 LOCATIONS	172	1,016	7,870,329	2,796,034	5,501,079	16,167,442

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TWO MONTHS CUMULATIVE 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	0	0	11,200	$11,200
Coeur d'Alene	11	31	586,402	286,078	507,576	1,380,056
Kootenai County Un	15	34	961,822	203,458	426,164	1,591,444
Craigmont	0	0	0	0	0	0
Grangeville	0	6	0	0	22,379	22,379
Lewiston	5	92	195,157	1,393,834	240,214	1,829,205
Nez Perce Co Un	4	13	81,000	1,165,400	5,235	1,251,635
Moscow	5	19	310,000	500,000	256,611	1,066,611
Latah County Un	0	7	0	26,115	63,924	90,039
Orofino	0	12	0	0	12,329	12,329
Osburn	0	2	0	0	1,600	1,600
Sandpoint	0	7	0	0	21,954	21,954
St. Maries	2	7	20,000	6,300	4,850	31,150
Benewah County Un	7	10	274,657	156,252	0	430,909
TOTAL NORTHERN	49	242	2,429,038	3,737,437	1,574,036	7,740,511
Boise City	61	1,260	3,327,152	6,929,181	6,564,967	16,821,300
Meridian	14	29	730,460	490,000	53,871	1,274,331
Ada County Un	51	116	2,608,386	102,114	552,127	3,262,627
Caldwell	7	22	276,656	39,000	116,500	432,156
Canyon County Un	19	32	450,300	70,000	13,000	533,300
Nampa	7	39	270,300	229,000	214,341	713,641
Emmett	1	31	32,608	0	107,565	140,173
Gooding	0	0	0	0	0	0
Hailey	0	1	0	0	65,000	65,000
Ketchum	0	6	0	0	36,235	36,235
Sun Valley	0	3	0	0	104,000	104,000
Blaine County Un	0	0	0	0	0	0
Jerome	0	4	0	0	5,819	5,819
Mountain Home	12	21	593,066	0	103,100	696,166
Payette	0	1	0	0	1,000	1,000
Shoshone	0	0	0	0	0	0
Twin Falls City	10	35	466,681	465,000	143,184	1,074,865
Twin Falls Co Un	2	2	179,000	0	0	179,000
Weiser	0	10	0	0	148,175	148,175
TOTAL SOUTHWESTERN	184	1,612	8,934,609	8,324,295	8,228,884	25,487,788
Blackfoot	0	4	0	0	17,300	17,300
Bingham County Un	4	10	254,960	25,000	33,000	312,960
Idaho Falls	19	48	1,196,850	1,987,100	739,200	3,923,150
Ammon	0	0	0	0	0	0
Bonneville Co Un	10	17	288,860	35,350	6,500	330,710
Rexburg	30	2	695,000	0	2,000	697,000
Rigby	0	1	0	0	1,000	1,000
Jefferson Co Un	6	20	73,900	16,100	38,700	128,700
Salmon	0	4	0	0	23,600	23,600
Lemhi County Un	1	5	8,500	0	236,000	244,500
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	70	111	2,518,070	2,063,550	1,097,300	5,678,920
American Falls	1	4	9,000	0	123,330	132,330
Power County Un	1	2	9,155	1,500	0	10,655
Burley	0	1	0	100,000	0	100,000
Chubbuck	4	10	184,199	0	8,800	192,999
Montpelier	0	0	0	0	0	0
Pocatello	9	36	554,513	1,933,444	211,927	2,699,884
Bannock County Un	0	1	0	4,000	0	4,000
Preston	0	0	0	0	0	0
Franklin County Un	1	1	50,000	0	0	50,000
Rupert	0	7	0	209,792	7,700	217,492
Minidoka County Un	1	5	12,000	0	8,400	20,400
Soda Springs	0	2	0	0	1,000	1,000
TOTAL SOUTHEASTERN	17	69	818,867	2,248,736	361,157	3,428,760
TOTAL 56 LOCATIONS	320	2,034	14,700,584	16,374,018	11,261,377	42,335,979

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TWO MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	0	0	6,175	$6,175
Coeur d'Alene	8	25	411,156	352,101	155,848	919,105
Kootenai County Un	40	70	1,584,016	348,343	220,721	2,153,080
Craigmont	0	0	0	0	0	0
Grangeville	0	6	0	0	45,200	45,200
Lewiston	20	121	511,924	187,876	718,363	1,418,163
Nez Perce Co Un	1	5	10,000	10,000	45,000	65,000
Moscow	3	19	140,000	64,100	53,750	257,850
Latah County Un	0	4	0	1,250	21,900	23,150
Orofino	1	4	27,900	0	3,805	31,705
Osburn	0	1	0	5,219	0	5,219
Sandpoint	0	3	0	0	27,500	27,500
St. Maries	2	3	19,500	0	20,300	39,800
Benewah County Un	2	4	49,500	34,000	12,000	95,500
TOTAL NORTHERN	77	267	2,753,996	1,002,889	1,330,562	5,087,447
Boise City	52	1,155	3,242,406	2,250,800	6,226,364	11,719,570
Meridian	24	33	1,142,232	0	27,623	1,169,855
Ada County Un	56	144	2,185,893	719,727	382,468	3,288,088
Caldwell	3	22	110,000	30,000	127,860	267,860
Canyon County Un	23	33	684,100	92,900	13,500	790,500
Nampa	1	44	40,940	208,000	966,571	1,215,511
Emmett	0	26	0	56,996	129,622	186,618
Gooding	0	2	0	0	37,400	37,400
Hailey	0	0	0	0	0	0
Ketchum	0	1	0	0	6,000	6,000
Sun Valley	1	2	226,000	0	22,000	248,000
Blaine County Un	0	2	0	0	14,500	14,500
Jerome	0	4	0	0	13,100	13,100
Mountain Home	1	10	67,000	0	49,600	116,600
Payette	0	3	0	500	110,000	110,500
Shoshone	0	0	0	0	0	0
Twin Falls City	16	57	750,676	0	238,701	989,377
Twin Falls Co Un	0	3	0	3,000	42,000	45,000
Weiser	0	9	0	0	15,462	15,462
TOTAL SOUTHWESTERN	177	1,550	8,449,247	3,361,923	8,422,771	20,233,941
Blackfoot	0	5	0	0	7,800	7,800
Bingham County Un	3	8	120,482	35,020	2,600	158,102
Idaho Falls	2	22	157,790	5,778	711,100	874,668
Ammon	0	1	0	0	6,800	6,800
Bonneville Co Un	1	9	89,000	0	31,410	120,410
Rexburg	0	5	0	0	385,000	385,000
Rigby	0	0	0	0	0	0
Jefferson Co Un	7	14	192,000	112,900	0	304,900
Salmon	1	6	36,000	0	60,500	96,500
Lemhi County Un	0	4	0	0	14,000	14,000
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	14	74	595,272	153,698	1,219,210	1,968,180
American Falls	1	3	47,000	0	4,800	51,800
Power County Un	4	5	157,000	0	52,000	209,000
Burley	0	5	0	0	128,500	128,500
Chubbuck	1	7	41,000	0	15,200	56,200
Montpelier	0	1	0	0	5,000	5,000
Pocatello	13	68	508,000	105,000	340,485	953,485
Bannock County Un	1	3	108,000	20,000	176,000	304,000
Preston	0	0	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	2	7	14,000	0	9,535	23,535
Minidoka County Un	0	3	0	103,000	1,500	104,500
Soda Springs	0	4	0	27,000	15,700	42,700
TOTAL SOUTHEASTERN	22	106	875,000	255,000	748,720	1,878,720
TOTAL 56 LOCATIONS	290	1,997	12,673,515	4,773,510	11,721,263	29,168,288

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